

OFF-STREET PARKING FACILITIES

§ 155.115 PURPOSES.

In order to alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off-street parking facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses. The number of parking spaces prescribed in this subchapter or to be prescribed by the Planning Commission shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking areas shall be laid out in a manner that will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

('63 Code, § 10-5.1501) (Ord. 80-C.S., passed 10-16-66)

§ 155.116 BASIC REQUIREMENTS.

(A) At the time of initial occupancy, major alteration, or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street parking facilities for automobiles in accord with the schedule of off-street parking space requirements prescribed in § 155.117 of this subchapter. For the purposes of this section, the terms MAJOR ALTERATION or ENLARGEMENT shall mean a change of use or an addition which would increase the number of parking spaces required by not less than 10% of the total number required. The number of parking spaces provided for a major alterations or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement unless the preexisting number is greater than the number prescribed in § 155.117 of this subchapter, in which instance the number in excess of the prescribed minimum shall be counted in calculating the number provided to serve the major alteration or enlargement.

(B) If, in the application of the requirements of this subchapter, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

(C) For a use not specified in § 155.117 of this subchapter, the same number of off-street parking spaces shall be provided as is required for the most similar specified use as determined by the Director of Planning.

(D) The facilities required by these requirements represent the minimum that will be required by the various land use types. It shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking even though such parking is in excess of the minimum requirements set forth in these requirements.

('63 Code, § 10-5.1502) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 480-C.S., passed 2-18-89)

§ 155.117 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS.

(A) *Dwellings and lodgings.*

(1) *One-family dwellings.* Two spaces, one of which is located in a garage or carport, for each dwelling unit; provided that in an OR or C District there shall be one space in a garage or carport for each dwelling unit.

(2) *All other dwellings.* One space for each dwelling unit, plus one additional space for each two dwelling units except in an OR or C District.

(3) *Motels, hotels, lodging houses, and private clubs providing sleeping accommodations.* One space for each guest room or for each two beds, whichever is greater, plus one space for each two employees.

(4) *Trailer parks.* One space for each unit, plus one additional space for each three units, none of which shall occupy the area designated for access drives.

(5) *“Bed and breakfast inns.”* One space for each guest room or for each two beds, whichever is greater.

(B) *Commercial and industrial uses.*

(1) *Retail sales and service.* One space for every 300 square feet of gross floor area.

(2) *Nurseries, garden shops and large product retail sales and service such as furniture, household appliances, machinery, new and used automobiles, trucks, recreational vehicles.* One space for every 500 square feet of gross floor area.

(3) *Offices and business services such as administrative and business offices, professional offices and services, securities and financial brokerage offices, professional offices and services, securities and financial brokerage services, banks and savings and loan offices.* One space for every 300 square feet of gross floor area.

(4) *Medical and dental offices such as chiropractors, dentists, doctors, optometrists and similar professions.* One space for every 200 square feet of gross floor area.

(5) *Restaurants, bars, soda fountains, cafes and other establishments for the sale and consumption on the premises of food or beverages.* One space for every 200 square feet of gross floor area.

(6) *Manufacturing plants and other industrial uses.* One space for every 500 square feet of gross floor area.

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(7) *Warehousing and distribution.* One space for every 1,000 square feet of gross floor area.

(C) *Places of assembly and public uses.*

(1) *Auditoriums, churches, private clubs, lodge halls, community centers, mortuaries, sports arenas, stadiums, theaters, auction establishments, and other places of public assembly, including church, school, and college auditoriums.* One space for each six seats, or one space for each 60 square feet of floor area usable for seating if seats are not fixed in all facilities in which simultaneous use improbable as determined by the Director of Community Development. Where division (D) of this subchapter requires a greater number of spaces on the site of a church, school, or college auditorium, that section shall apply, and the requirements of this section shall be waived.

(2) *Bowling alleys and pool halls.* Five spaces for each alley and two spaces for each billiard table.

(3) *Dance halls.* One space for each 50 square feet of gross floor area used for dancing.

(4) *Hospitals and charitable and religious institutions providing sleeping accommodations.* Two spaces for each three beds, one space for each two employees, and one space for each staff doctor.

(5) *Libraries, museums, art galleries, and similar uses.* One space for each 600 square feet of gross floor area, and one space for each two employees.

(6) *Post offices.* One space for each 1,000 square feet of gross floor area, and one space for each two employees.

(7) *Cemeteries, columbariums, and crematories.* One space for each two employees, plus the number of additional spaces prescribed by the Director of Community Development.

(8) *Public buildings and grounds other than schools and administrative offices.* One space for each two employees, plus the number of additional spaces prescribed by the Director of Community Development.

(9) *Public utility structures and installations.* One space for each two employees on the maximum shift, plus the number of additional spaces prescribed by the Director of Community Development.

(10) *Bus depots, railroad stations and yards, airports and heliports, and other transportation and terminal facilities.* One space for each two employees, plus the number of additional spaces prescribed by the Director of Community Development.

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(11) *Nursing homes and sanitariums.* One space for each four beds, one space for each two employees, and one space for each staff doctor.

(D) *Educational facilities.*

(1) *Schools and colleges, including public, parochial, and private elementary and high schools, kindergartens, and nursery schools.* One space for each employee, including teachers and administrators, and one space for each four students in grade 10 or above. Where subsection (C)(1) of this section requires a greater number of spaces on the site of a school or college, that division shall apply, and the requirements of this section shall be waived.

(2) *Business, professional, trade, art, craft, music, and dancing schools and colleges.* One space for each employees, including teachers and administrators, and one additional space for each two students 16 years or older.

(E) *Parking facilities for the physically handicapped.*

(1) Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings, shall provide parking spaces for the physically handicapped in accordance with the following schedule:

<i>Total Number of Parking Spaces</i>	<i>Number of Handicapped Parking Spaces Required</i>
1 - 5	0
6 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
Over 500	1 for each 200 additional spaces provided

[Please note, the Uniform Building Code requirements for handicap parking spaces supercede the above table. UBC Table 11B-6 is shown below]

TABLE 11B-6 – SPACES REQUIRED
Establishes the number of accessible parking spaces required.

<i>TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE</i>	<i>MINIMUM REQUIRED NUMBER OF SPACES</i>
1-25	1
26-50	2
51-75	3

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76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	*
1,001 and over	**

* *Two percent of total*

***Twenty plus one for each 100, or fraction thereof over 1,001*

(2) Handicapped parking spaces shall be permanently signed with the international symbol of accessibility.

(F) *Compact car provisions.*

(1) Compact car spaces may be utilized in meeting the above parking requirements.

(2) No compact car spaces shall be allowed in parking areas containing less than 10 parking spaces.

(3) In lots where compact car spaces are permitted, up to 25% of all spaces in the lot may be compact car spaces.

(4) Compact car spaces, when allowed, shall be visibly marked with signs and shall be clustered in one section of the parking area.

('63 Code, § 10-5.1503) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 126-C.S., passed 8-23-69; Am. Ord. 300-C.S., passed 11-7-78; Am. Ord. 340-C.S., passed 7-7-81; Am. Ord. 480-C.S., passed 2-18-89; Am. Ord. 513-C.S., passed 3-25-90) Penalty, see § 150.999

§ 155.118 STANDARDS FOR OFF-STREET PARKING FACILITIES.

All off-street parking facilities, whether provided in compliance with § 155.117 of this subchapter or not, shall conform with the regulations prescribed in § 155.036 of this chapter and with the following standards:

(A) The minimum off-street parking dimensions for standard parking spaces shall be as prescribed in the following table, except that a parking space required to be located in a garage or carport shall be not less than 20 feet in length and 10 feet in width:

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<i>Description of Dimension</i>	<i>Parking Angle (Degrees)</i>									
	<i>0</i>	<i>20</i>	<i>30</i>	<i>40</i>	<i>45</i>	<i>50</i>	<i>60</i>	<i>70</i>	<i>80</i>	<i>90</i>
Parking space width, perpendicular to angle	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"
Parking space dimension, perpendicular to aisle	8'6"	14'6"	16'10"	18'8"	19'5"	20'	20'8"	20'9"	20'2"	19'
Parking space dimension, parallel to aisle	23'	24'8"	17'	13'2"	12'	11'1"	9'10"	9'	8'7"	8'6"
Aisle width	12'	11'	11'	12'	13'6"	15'6"	18'6"	19'6"	24'	25'

(B) Handicapped parking spaces shall be at least 14 feet wide and 19 feet long. The width shall be measured perpendicular and the length parallel to the parking angle.

(C) Compact spaces, when allowed, pursuant to § 155.117(F) of this subchapter shall be not less than 7½ feet wide and 16 feet long.

(D) Sufficient aisle space for readily turning and maneuvering vehicles shall be provided on the site, except that no more than two parking spaces per site may be located so as to necessitate backing a vehicle across a property line abutting a street. Alleys may be used for maneuvering.

(E) Each parking space shall have unobstructed access from a street or alley or from an aisle or drive connecting with a street or alley without moving another vehicle.

(F) Entrances from and exits to streets and alleys shall be provided at locations approved by the Director of Public Works.

(G) The parking area, aisles, and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded as to dispose off surface water without damage to private or public properties, streets or alleys.

(H) Bumper rails shall be provided at locations prescribed by the Director of Community Development where needed for safety or to protect property.

(I) If the parking area is illuminated, lighting shall be deflected away from residential sites so as to cause no annoying glare.

(J) No repair work or servicing of vehicles shall be conducted on a parking area.

(K) No off-street parking space provided in compliance with § 155.117(A) of this subchapter shall be located in a required front yard or in a required side yard on the street side of

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a corner lot, and not more than two spaces per site shall be located so as to necessitate the use of a required front yard or a required side yard on the street side yard of a corner lot for backing or turning.

(L) In R Districts parking of vehicles other than automobiles shall be regulated by the provisions of this chapter.

(M) No off-street parking space shall be located on a portion of a site required to be landscaped with plant materials.

('63 Code, § 10-5.1504) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 480-C.S., passed 2-18-89; Am. Ord. 589-C.S., passed 2-21-95) Penalty, see § 150.999

§ 155.119 LOCATION OF OFF-STREET PARKING FACILITIES.

(A) In an F, A, R, OR, CP, M, or S District, the off-street parking facilities prescribed in § 155.117 of this subchapter shall be located on the same site as the use for which the spaces are required or on an adjoining site or a site separated only by an alley from the use for which the spaces are required, provided the site of the parking facilities complies with all the requirements of this chapter for the location of parking facilities.

(B) In an HM, CN, CC, CW, CS, or P District, a use permit may be granted to permit the off-street parking facilities prescribed in § 155.117 of this subchapter to be separated if located within 300 feet of the use for which the spaces are required, measured by the shortest route or pedestrian access, provided the site of the parking facilities complies with all the requirements of this chapter for the location of parking facilities.

(C) When off-street parking facilities are provided, in compliance with the requirements of this subchapter, on a site other than the site on which the use to be served by the parking facilities is located, an indenture shall be recorded in the office of the County Recorder designating the off-street parking facility and the use to be served, with legal descriptions of all sites involved, and certifying the off-street parking facility shall not be used for any other purpose unless the restriction is removed by resolution of the Planning Commission, which resolution shall be approved by the Council. An attested copy of the recorded indenture shall be filed with the Director of Community Development. Upon submission of satisfactory evidence that other off-street parking facilities have been provided in compliance with the requirements of this subchapter, or that the use has ceased or has been altered so as no longer to require the off-street parking facility, the Commission shall by resolution remove the restriction.

('63 Code, § 10-5.1505) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 480-C.S., passed 2-18-89; Am. Ord. 589-C.S., passed 2-21-95)

§ 155.120 ADDITIONAL REQUIREMENTS AND EXCEPTIONS.

(A) *More than one use on a site.* If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this subchapter for each use.

(B) *Off-street parking facilities to serve one use.* Off-street parking facilities for one use shall not be considered as providing required off-street parking facilities for any other use.

(C) *Reduction of off-street parking facilities.* No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this subchapter.

('63 Code, § 10-5.1506) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999

§ 155.121 EXEMPTIONS FOR SITES IN PARKING ASSESSMENT DISTRICTS.

In a Municipal Parking Assessment District, only the uses listed in § 155.117(A) of this subchapter shall be subject to off-street parking facilities requirements, and only one space per dwelling or lodging unit or trailer space shall be required.

('63 Code, § 10-5.1507) (Ord. 80-C.S., passed 10-16-66)

§ 155.122 EXISTING USES.

No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this subchapter, provided that facilities being used for off-street parking on October 16, 1966, shall not be reduced in capacity to less than the number of spaces prescribed in this subchapter or reduced in area to less than the minimum standards prescribed in this subchapter.

('63 Code, § 10-5.1508) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999

§ 155.123 IN LIEU PAYMENTS.

In a CN, CC or CW District, or in an OR District when that district is adjacent to a CN, CC, CW, or CS District, in lieu of providing parking facilities required by the provisions of this subchapter, the requirements may be satisfied by payment to the city, prior to the issuance of a zoning permit, of an amount per parking space, prescribed by the Council, for each parking space required by this subchapter but not provided. The payment shall be deposited with the city in a special fund and shall be used exclusively for the purpose of acquiring and developing off-street facilities located, insofar as practical, in the vicinity of the use for which the payment was made.

('63 Code, § 10-5.1509) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 529-C.S., passed 6-20-91)

OFF-STREET LOADING FACILITIES

§ 155.135 PURPOSES.

In order to alleviate progressively or to prevent traffic congestion and shortage of curb spaces, off-street loading facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses. The number of loading berths prescribed in this subchapter or to be prescribed by the Planning Commission shall be in proportion to the need for such facilities created by the particular type of use. Off-street loading areas shall be laid out in a manner that will ensure their usefulness, protect the public safety, and, where appropriate, insulate surrounding uses from their impact.

('63 Code, § 10-5.1601) (Ord. 80-C.S., passed 10-16-66)

§ 155.136 BASIC REQUIREMENTS.

(A) At the time of initial occupancy, major alteration, or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading facilities for trucks in accord with the schedule of off-street loading berth requirements prescribed in § 155.137 of this subchapter. For the purposes of this section, the terms "major alteration" or "enlargement" shall mean a change of use or an addition which would increase the number of loading berths required by not less than 10% of the total number required. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement unless the preexisting number is greater than the number prescribed in § 155.137 of this subchapter, in which instance the number in excess of the prescribed minimum shall be counted in calculating the number provided to serve the major alteration or enlargement.

(B) Off-street loading berths in addition to those prescribed in the schedule of off-street loading berth requirements shall be provided if the Director of Community Development finds that such additional berths are necessary to ensure that trucks will not be loaded, unloaded, or stored on public streets. A finding shall be based on an investigation of the anticipated frequency of truck pickups and deliveries and of the truck storage requirements of the use for which the off-street loading berths are required.

(C) If, in the application of the requirements of this subchapter, a fractional number is obtained, one loading berth shall be provided for a fraction of one-half or more, and no loading berth shall be required for a fraction of less than one-half.

('63 Code, § 10-5.1602) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 589-C.S., passed 2-21-95)

§ 155.137 SCHEDULE OF OFF-STREET LOADING BERTH REQUIREMENTS.

(A) *Commercial and industrial establishments, including retail stores, eating and drinking establishments, personal service establishments, commercial service enterprises, warehouses, storage facilities, manufacturing plants, and other industrial uses.* No berths for

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less than 4,000 square feet gross floor area; one berth for 4,000 to 30,000 square feet gross floor area; two berths for 30,000 to 70,000 square feet gross floor area; three berths for 70,000 to 120,000 square feet gross floor area; and one additional berth for each 100,000 square feet additional gross floor area.

(B) *Public and private business offices, professional and administrative offices, hospitals, nursing homes, sanitariums, institutions, hotels and motels.* No berths for less than 10,000 square feet gross floor area; one berth for 10,000 to 100,000 square feet gross floor area; two berths for 100,000 to 200,000 square feet gross floor area; and berths for 200,000 square feet and over.

(C) *Mortuaries.* One berth for less than 5,000 square feet gross floor area, plus one additional berth for each additional 10,000 square feet gross floor area.

(D) *Any other use which requires the recurring receipt or distribution of goods or equipment by truck.* One berth, plus the number of additional berths prescribed by the Director of Community Development.

('63 Code, § 10-5.1603) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 589-C.S., passed 2-21-95)

§ 155.138 STANDARDS FOR OFF-STREET LOADING FACILITIES.

All off-street loading facilities, whether provided in compliance with § 155.137 of this subchapter, or not, shall conform with the regulations prescribed in § 155.036 of this chapter and with the following standards:

(A) Small loading berths are allowed for retail and service commercial uses and financial and personal services that generally have small business floor areas of less than 10,000 square feet. These square feet berths shall be not less than 25 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet.

(B) Large loading berths are required for all industrial uses, markets, restaurants, large-product commercial uses, warehousing, shopping centers and large office buildings. These berths shall be not less than 45 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet.

(C) Loading berths for mortuaries, cemeteries, funeral homes, columbariums, and crematories used exclusively for hearses shall be not less than 24 feet in length and 10 feet in width and shall have an overhead clearance of not less than eight feet.

(D) Sufficient room for turning and maneuvering vehicles shall be provided on the site, except that not more than one loading space per site may be located so as to necessitate backing a vehicle across a property line abutting a street. Alleys may be used for maneuvering.

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(E) Each loading berth shall have unobstructed access from a street or alley or from an aisle or drive connecting with a street or alley. The aisle or drive shall have a minimum width of 14 feet.

(F) Entrances from and exits to streets and alleys shall be provided at locations approved by the Director of Public Works.

(G) The loading area, aisles, and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets, or alleys.

(H) Bumper rails shall be provided at locations prescribed by the Director of Community Development where needed for safety or to protect property.

(I) If the loading area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.

(J) A loading area shall not be located in a required front, side, or rear yard, but yards may be used for maneuvering.

(K) No repair work or servicing of vehicles shall be conducted in a loading area.
(‘63 Code, § 10-5.1604) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 480-C.S., passed 2-18-89; Am. Ord. 589-C.S., passed 2-21-95) Penalty, see § 150.999

§ 155.139 LOCATION OF OFF-STREET LOADING FACILITIES.

(A) The off-street loading facilities prescribed in § 155.140 of this subchapter shall be located on the same site with the use for which the berths are required or on an adjoining site in a district in which the use served by the off-street loading facilities is a permitted use.

(B) When off-street loading facilities are provided, in compliance with the requirements of this subchapter, on a site other than the site in which the use to be served by the loading facilities is located, an indenture shall be recorded in the office of the County Recorder designating the off-street loading facility and the use to be served, with legal description of all sites involved, and certifying that the off-street loading facility shall not be used for any other purpose unless the restriction is removed by resolution of the Planning Commission. An attested copy of the recorded indenture shall be filed with the Director of Community Development. Upon submission of satisfactory evidence that other off-street loading facilities have been provided in compliance with the requirements of this subchapter or that the use has ceased or has been altered so as no longer to require the off-street loading facility, the Commission shall by resolution remove the restriction.

(‘63 Code, § 10-5.1605) (Ord. 80-C.S., passed 10-16-66; Am. Ord. 480-C.S., passed 2-18-89; Am. Ord. 589-C.S., passed 2-21-95)

§ 155.140 ADDITIONAL REQUIREMENTS AND EXCEPTIONS.

(A) More than one use on a site. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this subchapter for each use. If more than one use is located on a site and the gross floor area of each use is less than the minimum for which loading berths are required, but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

(B) Off-street loading facilities to serve one use. Off-street loading facilities for one use shall not be considered as providing required off-street loading facilities for any other use.

(C) Reduction of off-street loading facilities. No off-street loading facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this subchapter.

('63 Code, § 10-5.1606) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999

§ 155.141 EXISTING USES.

No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street loading facilities prescribed in this subchapter, provided that facilities being used for off-street loading on October 16, 1966, shall not be reduced in capacity to less than the number of berths prescribed in this subchapter or reduced in area to less than the minimum standards prescribed in this subchapter.

('63 Code, § 10-5.1607) (Ord. 80-C.S., passed 10-16-66) Penalty, see § 150.999